

DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE

032479

THIS deed is made by ROBERT A. ROSENTHAL and ARLYNE R. SACKS, Personal Representatives of the ESTATE OF LEWIS J. ROSENTHAL (a/k/a Louis Rosenthal), Deceased, Grantor, TO ROBERT A. ROSENTHAL, ARLYNE R. SACKS, and ALBERT L. BERNIER, TRUSTEES OF THE LEWIS J. ROSENTHAL REVOCABLE TRUST, dated September 11, 1978 (as amended), Grantees.

WHEREAS, the Last Will of LEWIS J. ROSENTHAL, deceased, was duly admitted to probate in the Probate Court of Kennebec County, Maine; and

WHEREAS, Grantors were duly appointed Personal Representatives of said estate and are now qualified and acting in said capacity; and

WHEREAS, the Grantees are determined to be the Trustees entitled to distribution of the hereinafter described real property, and Grantors are authorized to distribute the same to Grantees.

NOW, THEREFORE, Grantors convey, assign, transfer and release to Grantees the following described real property:

PARCEL 1:

A certain lot or parcel of land situate in Waterville, County of Kennebec, and State of Maine, being more particularly bounded and described as follows, to wit:

Lot 17 of the Johnson Heights Subdivision which Plan is recorded in the Kennebec County Registry of Deeds in Plan Book 12, Page 26A.

Meaning and intending to convey a portion of the premises acquired by Lewis J. Rosenthal by deed from George K. Boutelle dated April 18, 1921, and recorded in the Kennebec County Registry of Deeds in Book 594, Page 482.

PARCEL 2:

A certain lot or parcel of land situate in Waterville, County of Kennebec, and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning in the easterly side of Main Street at a granite post marking the southwest corner of land conveyed by Francis K. Bartlett and Ruth K. Bartlett to B. Morton Havey and Marjorie W. Havey, thence in an easterly direction sixty-eight feet and three inches (68' 3") to a stake located at the corner of stone wall at the south side of the lawn; thence continuing in an easterly direction two hundred and twenty-eight feet and six inches (228' 6") to a stake; thence in a northeasterly two hundred and forty (240) feet to a stake; thence easterly and at right angles about six hundred and fifty-nine (659) feet to a corner of the Bartlett homestead lot; thence southerly at about right angles to the last described line thirty-two and five tenths (32.5) feet to another corner; thence easterly at about right angles to the last described line and in the southerly line of the Bartlett homestead lot four hundred and ninety-one (491) feet to the westerly line of land now or formerly of Arthur J. Alden; thence southerly in said westerly line of said Alden about four hundred and seventy (470) feet to said Alden's southwesterly corner and to land formerly of Foster, Gray and Lyford; thence westerly in the northerly line of said land of Foster, Gray and Lyford and in the northerly line of land of Herbert M. Fuller to the easterly line of Main Street; thence northerly in said easterly line of Main Street to the point of beginning. Also land over which George E. Shores deeded a right of

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way to Reuben Foster, said land being situate between land above described and High Street. Excepting and reserving, however, from the terms of this conveyance to Ruth K. Bartlett, her heirs and assigns, a right of way one rod in width across the easterly end of the above described parcel for men and teams for the benefit of the Bartlett Homestead Lot above referred to and for the accommodation of the tenants and occupiers of the building now on said lot or which may hereafter be built upon the same.

Excepting and reserving, however, from the above described parcel of land, the parcels conveyed out in Book 876, Page 223 and in Book 1920, Page 240 of the Kennebec County Registry of Deeds.

Meaning and intending to convey the premises described in a Warranty Deed from Francis F. Bartlett and Ruth K. Bartlett to Lewis J. Rosenthal dated May 15, 1943, and recorded in the Kennebec County Registry of Deeds in Book 800, Page 189.

PARCEL 3:

A certain lot or parcel of land, together with the building thereon, situate in Waterville, County of Kennebec, and State of Maine, being more particularly bounded and described as follows, to wit:

Bounded southerly fifty feet by said Oak Street, fifty feet by land of Leon Gibbs, and fifty feet by land of Harold Simpson; easterly two hundred feet by land of Frank Plumstead; northerly one hundred and fifty feet by land of Daniel Webster and land of Napoleon Poulin; and westerly one hundred feet by Pomerleau Court so-called, and one hundred feet by land of said Leon Gibbs.

Together with a right of way over said Pomerleau Court. Also together with a right of way along the easterly line over a five-foot strip of the said Frank Plumstead land, and subject to a right of way over a strip of land five feet in width lying on the easterly side of above conveyed premises and contiguous to said Plumstead strip, the two strips together forming a right of way to be used in common by the owners of both lots and their successors and assigns.

Meaning and intending to convey the premises described in a deed from Thomas Simpson to Lewis J. Rosenthal dated August 27, 1927, and recorded in the Kennebec County Registry of Deeds in Book 648, Page 52.

PARCEL 4:

A certain lot or parcel of land situate on the Eustis Parkway in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Lot 19 of Map 56 of the Property Map of the City of Waterville dated April 1, 1992.

Meaning and intending to convey a portion of the premises described in a deed from George K. Boutelle to Lewis J. Rosenthal dated April 18, 1921, and recorded in the Kennebec County Registry of Deeds in Book 594, Page 482.

PARCEL 5:

A certain lot or parcel of land situate in Waterville, County of Kennebec, and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a point on the east side of Quarry Road, said point being the southwest corner of property acquired by Kershaw Powell by Quit Claim Deed dated June 22, 1972 and recorded in the Kennebec County Registry of Deeds in Book 1587, Page 77; thence northeasterly approximately 550 feet to a point in Kershaw Powell's southerly line; thence southeasterly along Kershaw Powell's

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southerly line approximately 810 feet to the northwest corner of property acquired by Thomas J. Nale and Donna T. Nale by Warranty Deed dated April 21, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3334, Page 313; thence southwesterly along the westerly line of said property now or formerly owned by Thomas J. Nale and Donna T. Nale and of property now or formerly owned by Prudence McCann (as acquired by deed dated August 30, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3611, Page 220) and of property now or formerly owned by Brian and Barbara DeMoura (as acquired by deed dated June 8, 1994 and recorded in the Kennebec County Registry of Deeds in Book 4711, Page 326) to the southwest corner of property owned by said Brian and Barbara DeMoura; thence westerly approximately 550 feet to the Quarry Road; thence northerly along the east side of the Quarry Road approximately 680 feet to the point begun at.

Meaning and intending to describe property known as Lot 21 of Map 66 of the Property Map of the City of Waterville dated April 1, 1992.

Being a portion of the premises acquired by Charles E. Vigue and Mildred L. Vigue by Warranty Deed from Edward D. Floyd dated June 16, 1945 and recorded in the Kennebec County Registry of Deeds in Book 819, Page 397. Charles E. Vigue died on September 10, 1960, testate, and devised his Estate to Mildred L. Vigue. Mildred L. Vigue died on May 12, 1979, testate, and devised her Estate of Ann S. Miller, n/k/a Ann S. Koch, and to Theodore Vigue. Lewis J. Rosenthal has paid the real estate taxes assessed by the City of Waterville on said premises since the 1950's. Ann S. Koch conveyed her 1/2 interest in the premises to the Trustees of the Lewis J. Rosenthal Trust by quitclaim deed dated August 28, 1995 and recorded in the Kennebec County Registry of Deeds in Book 5038, Page 193.

PARCEL 6:

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Lot 92 of Map 68 of the Property Map of the City of Waterville dated April 1, 1992. Meaning and intending to convey a portion of Lots 163 and 164 of the Plan of Libby Heights, which Plan is recorded in the Kennebec County Registry of Deeds in Plan File 7, Pages 22 and 23.

Being a portion of the First Parcel of a Warranty Deed from Joseph W. Pelletier to Lewis J. Rosenthal dated September 26, 1953, and recorded in the Kennebec County Registry of Deeds in Book 944, Page 318.

PARCEL 7:

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Lot 98 of Map 68 of the Property Map of the City of Waterville dated April 1, 1992. Meaning and intending to convey Lots 180, 179, 178 and a portion of 177 of the Plan of Libby Heights, which Plan is recorded in the Kennebec County Registry of Deeds in Plan File 7, Pages 22 and 23.

Being a portion of the Second Parcel of a Warranty Deed from Joseph W. Pelletier to Lewis J. Rosenthal dated September 26, 1953, and recorded in the Kennebec County Registry of Deeds in Book 944, Page 318.

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PARCEL 8:

A certain lot or parcel of land situate in Waterville, County of Kennebec, and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at an iron pin set in the tip of Hayden Brook Sewer and the southeasterly corner of land of the heirs of H.C. Burleigh and in the northerly line of land formerly of Howard C. Morse; thence westerly in the northerly line of land formerly of Howard C. Morse eight-eight (88) feet to a point which shall be one hundred (100) feet easterly from the easterly line of Burleigh Street, measured at right angles to said easterly line of Burleigh Street; thence northerly parallel with said easterly line of Burleigh Street fifty-four and eight tenths (54.8) feet to a point in a line which shall be drawn at right angles to said easterly line of Burleigh Street starting at a point two hundred eighty (280) feet southerly from a stone monument set in the ground at the southwesterly corner of land now or formerly of Merle Varney; thence easterly in a line at right angles to the easterly line of Burleigh Street ninety-one and three tenths (91.3) feet to an iron pin driven in the ground in the easterly line of land of said Burleigh heirs and the westerly line of land now or formerly of Robert Proctor; thence southerly in said Westerly line of said land now or formerly of Robert Proctor thirty-seven (37) feet to the point of beginning.

Meaning and intending to convey the First Parcel of a Warranty Deed from Archille Brochu to Louis J. Rosenthal dated March 10, 1930, and recorded in the Kennebec County Registry of Deeds in Book 672, Page 397.

PARCEL 9:

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Lot 46 of Map 56 of the Property Map of the City of Waterville dated April 1, 1992. Meaning and intending to conveyed a portion of Lots 70 and 72 of the Plan of Johnson Heights, which Plan is recorded in the Kennebec County Registry of Deeds in Plan File 15, Page 50 and Lots 74, 76, 100 and a portion of Lot 99 of Roosevelt Heights Subdivision, which Plan is recorded in the Kennebec County Registry of Deeds in Plan File 11, Pages 26 and 27.

Being a portion of the premises acquired by Lewis J. Rosenthal by deed from George K. Boutelle dated April 18, 1921, and recorded in the Kennebec County Registry of Deeds in Book 594, Page 482.

PARCEL 10:

A certain lot or parcel of land situate in Waterville, County of Kennebec, and State of Maine, being more particularly bounded and described as follows to wit:

Beginning in the westerly line of Drummond Avenue at the southeast corner of land of Aubrey Tingley, thence westerly on the southerly line of said Tingley one hundred seventy three feet, thence southerly and at right angles to the line just run sixty feet; thence easterly and parallel with the first mentioned bound one hundred seventy three feet to the westerly line of said Drummond Avenue, thence northerly on the westerly line of said Drummond Avenue sixty feet to the point of beginning.

Meaning and intending to convey the same premises acquired by Lewis J. Rosenthal by foreclosure of a mortgage conveyed to him by Joseph Pelotte and Anna Pelotte. Said Notice of Foreclosure is recorded in the Kennebec County Registry of Deeds in Book 1053, Page 498.

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58-63 (12)
58-34 (13)
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57-257 (15)
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PARCEL 11:

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Lot 243 of Map 57 of the Property Map of the City of Waterville dated April 1, 1992. Meaning and intending to convey a portion of the premises acquired by Lewis J. Rosenthal in two deeds, the first recorded in the Kennebec County Registry of Deeds in Book 619, Page 348 and the second recorded in the Kennebec County Registry of Deeds in Book 592, Page 150.

PARCEL 12:

A certain lot or parcel of land located in said Waterville, County of Kennebec, and State of Maine, being more particularly bounded and described as follows, to wit:

Starting at a point on the west side of May Street, said point being opposite the south line of Donald Street; thence running in a westerly direction about two hundred ninety-two (292) feet to an iron pin set in the east line of said Henry Jobber's lot; thence turning an angle to the north and running along said Jobber's east line sixty (60) feet to the north east corner of said Jobber's lot; thence turning an angle to the west and running along said Jobber's north line about five (5) feet to the south east corner of the first mentioned described lot; thence turning an angle to the north and running along the east line of the first mentioned described lot about fifteen (15) feet to the south west corner of the land formerly of S. K. Smith Estate; thence turning an angle to the east and running along the south line of said S.K. Smith estate and the south line of one Desmond lot about two hundred ninety-five (295) feet to May Street; thence turning an angle to the south and running along the west line of said May Street about seventy (70) feet to the point of beginning. Meaning and intending to convey the second parcel of a deed from Michael Frye to Lewis Rosenthal dated November 24, 1936, and recorded in the Kennebec County Registry of Deeds in Book 726, Page 75.

PARCEL 13:

A certain lot or parcel of land located on Abbott and Donald Streets in said Waterville, County of Kennebec, and State of Maine, being more particularly bounded and described as follows, to wit:

Lot 34 of Map 58 of the Property Map of the City of Waterville dated April 1, 1992. Being a portion of the premises acquired in two deeds, the first deed is recorded in the Kennebec County Registry of Deeds in Book 619, Page 348, and the second in Book 592, Page 150.

PARCEL 14:

A certain lot or parcel of land located on May Street in said Waterville, County of Kennebec, and State of Maine, being more particularly bounded and described as follows, to wit:

Lot 263 of Map 57 of the Property Map of the City of Waterville dated April 1, 1992. Being a portion of the premises acquired in two deeds, the first deed is recorded in the Kennebec County Registry of Deeds in Book 619, Page 348, and the second in Book 592, Page 150.

PARCEL 15:

A certain lot or parcel of land located on Myrtle Street in said Waterville, County of Kennebec, and State of Maine, being more particularly bounded and described as follows, to wit:

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57-225 (10)

57-243 (11)

58-63 (12)

58-34 (13)

57-263 (14)

57-257 (15)

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Lot 257 of Map 57 of the Property Map of the City of Waterville dated April 1, 1992. Being a portion of the premises acquired in two deeds, the first deed is recorded in the Kennebec County Registry of Deeds in Book 619, Page 348, and the second in Book 592, Page 150.

PARCEL 16:

Two certain lots or parcels of land situated in Oakland, County of Kennebec, and State of Maine, being more particularly bounded and described as follows, to wit:

FIRST PARCEL:

Lot #30 as delineated on the "Property Map of the Town of Oakland" prepared by James W. Sewall Company of Old Town, Maine, on Page 6 thereof which lot is bounded by the following adjoining:

Commencing at a point on the westerly line of the MAINE CENTRAL RAILROAD right-of-way; thence in a general southwesterly direction along the northwesterly line of the aforesaid MAINE CENTRAL RAILROAD right-of-way to a point on the northerly line of one Easton; thence in a general westerly direction along the northerly line of one Easton to the easterly line of the SOMERSET RAILWAY right-of-way; thence in a general northeasterly direction along the southeasterly line of the SOMERSET RAILWAY (and delineated on the aforesaid property map as the MAINE CENTRAL RAILROAD right-of-way) Right-of-way, to a point in the southwesterly corner of premises of Lewis J. Rosenthal; thence in a general easterly direction along the southerly line of premises of Lewis J. Rosenthal to the southeasterly corner of premises of the aforesaid Lewis J. Rosenthal; thence in a general northerly direction along the easterly line of premises of the aforesaid Lewis J. Rosenthal to a point in the southwesterly corner of premises of one York; thence in a general southeasterly direction along the southwesterly line of premises of the aforesaid York to the point of beginning - containing forty-three (43) acres, more or less.

Meaning also hereby to convey, two (2) certain rights-of-way to the previously described parcel of land: (1) A right-of-way from Fairfield Street over land now or formerly owned by one Meader, and across the MAINE CENTRAL RAILROAD right-of-way as presently traveled; and (2) A second right-of-way from Fairfield Street over land now or formerly of one York to the previously described parcel.

SECOND PARCEL:

Lot #17 as delineated on the "Property Map of the Town of Oakland" prepared by James W. Sewall Company of Old Town, Maine, on Page 6 thereof, which lot is also bounded by the following adjoining:

Commencing at a point in the southeasterly corner of property now or formerly of one Blanchette; thence in a general southwesterly direction along the northwesterly line of the SOMERSET RAILWAY right-of-way (delineated on the aforesaid property map as the MAINE CENTRAL RAILROAD right-of-way) to a point in the northeasterly corner of land now or formerly of one Easton; thence in a general westerly direction along the northerly line of one Easton to property of one Dustin; thence in a general northerly direction along the easterly line of property of the aforesaid Dustin to the northeasterly corner of property of the aforesaid Dustin; thence in a general westerly direction along the northerly line of property of the aforesaid Dustin to a point in the southeasterly corner of the aforesaid Blanchette; thence in a general northerly direction along the easterly line of property of the aforesaid Blanchette to a point; thence in a general easterly direction along the southerly line of property of the aforesaid Blanchette to the point of beginning - containing - thirty-six (36) acres, more or less.

Also meaning and intending hereby to convey whatever title and interest the Grantors may have to the length of the SOMERSET

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57-263 (14)

57-257 (15)

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RAILWAY line immediately adjoining the Lots #30 and #17 herein conveyed to the within Grantee.

Being the same premises acquired by Lewis J. Rosenthal from Samuel Pealman, Aaron J. Rosenberg and Joseph Goldfarb by deed dated December 29, 1972 and recorded in the Kennebec County Registry of Deeds in Book 1611, Page 27.

PARCEL 17:

Four certain lots or parcels of land situate in Winthrop, County of Kennebec, and State of Maine, being Lots 13-06, 13-0-12A, 13-0-12B and 13-0-25A of the Town of Winthrop Tax Map 13, said map being dated April 1, 1994.

Meaning and intending to convey a portion of the premises set forth in a Warranty Deed from Nellie L. Bate to Louis Rosenthal dated September 17, 1928, and recorded in the Kennebec County Registry of Deeds in Book 660, Page 257.

PARCEL 18:

A certain lot or parcel of land situate in Clinton, County of Kennebec, and State of Maine, being more particularly bounded and described as follows, to wit:

Easterly three hundred seventy-eight (378) feet by the public road on the easterly side of the Kennebec River; southerly by land of Good Will Home Association which line is marked at the road by a 2X5 stake and at a point near the easterly bank of the river by a brownstone rock set in the ground; westerly about three hundred seventy-eight (378) feet by the Kennebec River; Northerly by other land of said Good Will Home Association so as to enclose within the four boundaries ten (10) acres of land. Said northerly boundary line is eleven hundred fifty (1150) feet, more or less, in length and intersects the westerly line of said road at a pine tree; being the same premises conveyed to C. Alvin Jagels by Charles Nile by deed dated June 2, 1951, and recorded in the Kennebec County Registry of Deeds in Book 963, Page 249.

Meaning and intending to convey the same premises conveyed to Lewis J. Rosenthal by Warranty Deed from C. Alvin Jagels dated May 22, 1956, and recorded in the Kennebec County Registry of Deeds in Book 1046, Page 376.

PARCEL 19:

A one-fifth (1/5th) undivided interest in and to a certain lot or parcel of land situated on the Easterly side of the Quarry Road, in Waterville, County of Kennebec, and State of Maine, lying between the Roland Ware property on the North, the Flood Estate on the South, land of these Grantees on the East, and the Quarry Road on the West, more particularly described as follows, to wit:

Commencing at the Southwesterly corner of land conveyed by deeds dated December 28, 1961 and recorded in Kennebec County Registry of Deeds in Book 1249, Page 448, and February 8, 1962, and recorded in said Registry in Book 1263, Page 26; thence Northerly along the Westerly line described in said deeds as aforesaid to the Southerly line of land now or formerly of Roland Ware; thence in a Westerly direction along the said Southerly line of the said Ware to its intersection with the right of way of Interstate Route 95; thence West, Southwest, South and West, along the said right of way of Interstate Route 95, to the Easterly line of the Quarry Road, so-called; thence South along the Easterly line of the Quarry Road to an iron pin set in the ground at the Northwesterly corner of land now or formerly of the Flood Estate; thence in a Northeasterly direction along the Northerly line of the said Flood Estate to the point of beginning.

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